

Old Town Development Board

This listing is provided as a service of the Old Town Development Board, and is updated monthly. Information on spaces/properties availability is provided by the property owner or manager listed as the contact for each property. All properties are zoned B-1 (Central Business District) and are in Winchester's Historic District. There may be additional properties available that are not included on this list. For more information contact the OTDB office at (540) 722-7575.

Loudoun Street Pedestrian Mall – Primary District

1. 9-19 North Loudoun Street

- **Historic or Identifying Name:** Bright Center
- **First Floor: Retail:** 1,050 sq. ft., 1,350 sq. ft.
- **Second Floor: Office:** 1,300 sq. ft.
- **Third Floor: Office:** 3,500 sq. ft.
- **Current Use:** Retail/Office
- **Rent/Lease:** \$14.00-\$18.70 per sq. ft; 1-5 year lease
- **Amenities/Comments:**
 - HVAC
 - Will renovate to suit tenant
 - Property has been recently renovated
 - Utilities included with rent
 - Rear and front entrance
 - Display window
 - "Smart Building" computer hook-ups
 - Handicapped accessible
- **Contact:** Stan Corneal - Adams-Nelson & Associates – (540)-303-3864 or (540)-667-2424



2. 27-29 North Loudoun Street

- **Current Use:** Vacant – retail & second floor offices with private entrances
- **First Floor & Second Floor:** 5,902 sq. ft.
- **Sale:** 1,000,000
- **Amenities:**
 - HVAC
 - Rear and front entrance
 - Eight parking spaces
 - Display window
 - "Smart Building" (computer hook ups) on second floor
 - Property has been recently renovated
- **Contact:** Betty Friant or Conrad Konecny – Sperry Van Ness – (540) 535-0808



3. **115 North Loudoun Street**
- **Current Use:** Vacant
 - **Historic or Identifying Name:** Miller Building
 - **First Floor:** 4,800 sq. ft.
 - **Rent:** \$9.00 per sq. ft.
 - **Amenities/Comments:**
 - Newly renovated
 - HVAC
 - Parking
 - Rear and front entrance
 - Display window
 - "Smart Building" computer hook-ups
 - Handicapped accessible
 - **Contact:** Stan Corneal – (540) 303-3864 or (540) 667-2424



4. **139 North Loudoun Street**
- **History:** Office Space
 - **Current Use:** Vacant
 - Second Floor
 - **Rent:** \$200.00 - \$600.00/monthly
 - All utilities included
 - **Contact:** Hables Real Estate – (540) 662-3124

5. **151 North Loudoun Street**
- **Identifying Name:** Old Town Retail & Apartments
 - **Current Use:** Vacant
 - **First Floor:** 1856 sq. ft.
 - **Second Floor:** 1856 sq. ft.
 - **Third Floor:** 465 sq. ft.
 - **Sale:** \$875,000
 - **Amenities/Comments:**
 - HVAC
 - Rear and front entrance
 - Seven parking spaces
 - Display window
 - **Contact:** Betty Friant or Conrad Koneczny – (540) 535-0808



6. 24 South Loudoun Street

- **Identifying Name:** Former Chelsea Bagels
- **Current Use:** Vacant
- **Business Description:** Former Bakery/Deli
- **First Floor:** 3,000 sq. ft.
- **Rent:** \$12.80 sq. ft./ \$3,200 monthly
- **Lease:** minimum 3 years, prefer 5 years
- **Amenities:**
 - Property has been recently renovated
 - HVAC
 - Utilities (not included with rent)
 - Rear and front entrance
 - Parking
 - Display window
 - Handicapped accessible
 - All equipment included
- **Contact:** Stan Corneal – (540) 303-3864 or (540) 667-2424



Loudoun Street (properties located off the Mall) – **Secondary District**

7. 320 South Loudoun Street

- **Historic of Identifying Name:** Charles Brent House
- **First floor, Second floor & Third floor:** 3,000 sq. ft. total
- **Lease:** Month-to-month, one year or long term lease available
- **Rent:** \$2,950 monthly
- **Amenities/Comments:**
 - Property has been entirely renovated
 - HVAC
 - Front and side entrance
 - Parking available
 - “Smart Building” (computer hook-ups)
 - Large basement for storage
- **Contact:** Richard Bell or Mike Silek – Pegasus Realty – (540) 662-7000

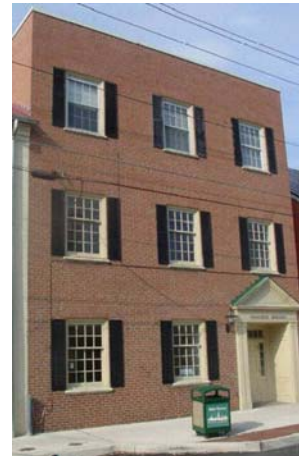
Boscawen Street– Secondary District

8. 10 West Boscawen Street

- The 1930s Offices
- One individual executive office space remaining, which can accommodate 2-3 people
- **Rent:** \$500 per month – all utilities included
- **Amenities:**
 - Individual split-system A/C
 - Hardwood floor
 - 4 phone line capability
 - DSL availability
- **Contact:** Robina Rich Bouffault – (540) 837-1988 or (540) 533-0617

9. 25 East Boscawen Street

- **Historic or Identifying Name:** Graichen Building
- **Current Use:** Office
- **First Floor:** 2,550 sq. ft.
- **Second Floor:** 2,392 sq. ft.
- **Second Floor:** 900 sq. ft. sublet, turn-key operation, fully-furnished, rent: \$1500 per month
- **Third Floor:** 2,600 sq. ft.
- **Sale Price:** \$1,195,000.00
- **Third Floor Lease:** \$12.00 per sq. ft.
- **Amenities:**
 - Property has recently been renovated
 - Will renovate to suit tenant
 - HVAC
 - Utilities included with rent
 - Front entrance
- **Contact:** Matt Everly - Vaaler Real Estate – (703) 771-1162



Cameron Street – Secondary District

10. 1 South Cameron Street

- **Historic or Identifying Name:** Odd Fellows Building
- **Current Use:** Vacant
- **First Floor:** 2,264 sq. ft.
- **First Floor Rent:** \$15.00 per sq. ft./ \$2,830 monthly
- **Lease:** 3-5 years
- **Amenities:**
 - Property has been recently renovated
 - HVAC
 - Front entrance
 - Parking in autopark
 - Display window
 - “Smart Building” computer hook ups
 - Handicapped accessible
- **Contact:** Bill Breeden – Virginia Property Group –(540) 722-4500 ext. 14



11. 2 North Cameron Street, Third Floor

- **Historic or Identifying Name:** Chamber of Commerce building
- **Current Use:** Office
- **Third Floor:** 3,500 sq. ft.
- **Rental:** \$4,375 monthly (includes all utilities, janitorial, common area maintenance, taxes, building insurance & building security system)
- **Amenities:**
 - HVAC
 - Utilities included in rent
 - Rear entrance
 - “Smart Building” computer hook-ups
 - Handicapped accessible
- **Contact:** J. Michael Foster – Adams-Nelson & Associates – (540) 667-2424 or (540) 664-1832



Braddock Street – Secondary District

12. 20 South Braddock Street

- **Current Use:** Commercial/Office/Retail
- **Business Description:** Prime office/retail/artist studio in historic brick townhome
- **Rent/Lease:** \$900 monthly
- **Space** 1,100 sq. ft.
- **Amenities/Comments:**
 - Heat and water included with rent
 - Front entrance
 - On - street parking
 - Central air
 - Wall to wall carpet
 - Computer and cable ready
 - “Smart Building” computer hook-ups
 - Charming 5 rooms all with windows
- **Contact:** Jerry Ayres - (540) 535-0739 or (540) 771-0138



13. 308 South Braddock Street

- **Current Use:** Vacant – first floor office, second floor apartment/office
- **Square footage of sales/operating space:** 1,951 sq. ft.
- **Sale:** \$315,000
- **Amenities:**
 - Front entrance
 - Three parking spaces
 - “Smart Building” computer hook-ups
- **Contact:** Betty Friant or Conrad Koneczny – (540) 535-0808